

Key: 8089

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.310

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
HARRINGTON JENNIFER L 421 SOUTH ORLEANS ROAD BREWSTER, MA 02631				143-14-0				421 SOUTH ORLEANS ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
HARRINGTON JENNIFER L				09/30/2020	QS	434,000 ()					
JENKINS JOYCE G TRUSTEE				05/01/2020	F	100 32871-65		852-161			
JENKINS HAROLD R & JOYCE											

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-228	03/14/2023	7	ALTERATIONS	1,591	07/08/2024	TCK	100	100
	09/30/2020	16	MLS REVIEW	434,000	03/14/2021	JMG	100	100
525	06/20/2018	7	ALTERATIONS	14,000	07/15/2019	TCK	100	100
675	07/22/2016	3	OUT BUILDING	2,200	03/28/2017	NF	100	100
457	05/20/2016	7	ALTERATIONS	4,300	03/28/2017	NF	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE							
100	S	57,935	13	1.00	A	1.00	A	1.00	197,280	1.03	A	1.00	RM2	0.90					271,360

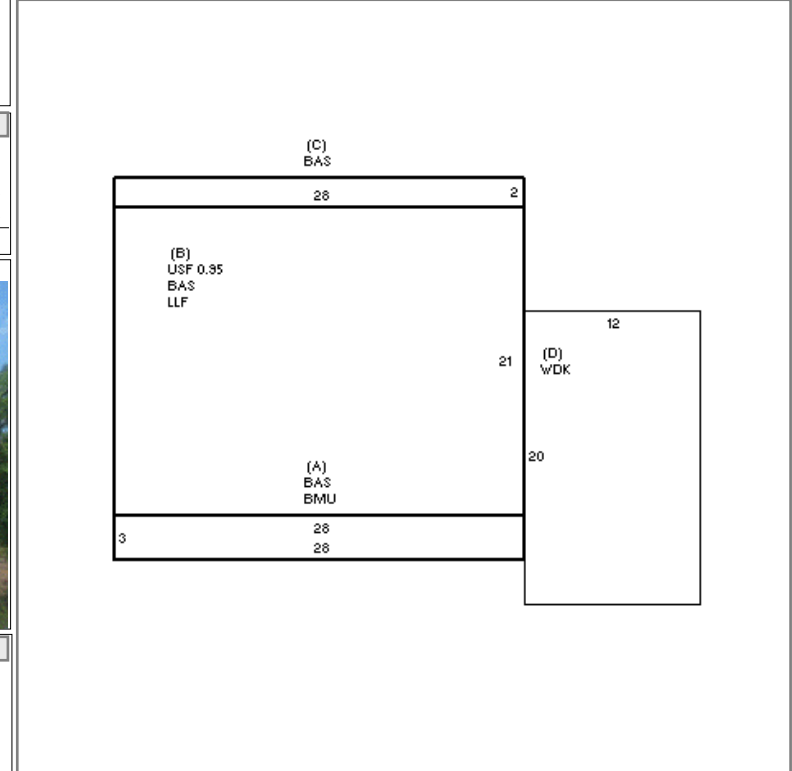
TOTAL	1.330 Acres				ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13				NOTE				LAND	271,400	256,000
St Ind	AVERAGE								BUILDING	308,100	295,200
Infl	AVERAGE								DETACHED	1,000	1,000
									OTHER	0	0
									TOTAL	580,500	552,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 6X8	2016	48	22.94	1,000



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/26/2007	JH
MODEL	1		RESIDENTIAL	LIST	3/26/2007	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	7/26/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



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YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,875	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	84		68.18	5,727
\$NLA(RCN)	\$235	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	672	1970	296.69	199,374
				ROOF SHAPE	1	GABLE	1.00	B	LLF	L	LOWER LEVEL FIN	588	1970	139.50	82,025
				ROOF COVER	1	ASPH/CMP SH	1.00	B	USF	L	UPPER STORY FIN	559	1970	189.44	105,896
				FLOOR COVER	2	SOFTWOOD	1.00	C	BAS	L	BASE AREA	56	1970	296.69	16,615
				INT FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	240		39.98	9,596
				HEATING/COOL	2	HOT WATER	1.00	F21	O		FPL 2S 10P	1		10,354.00	10,354
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	440,196	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	G	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE	1973 / 50	
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD	\$308,100	